



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 25, 2006

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TROWBRIDGE.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN GLENN TROWBRIDGE, MEMBERS STEVEN EVANS, RICHARD TRUESDELL, BYRON GOYNES, LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., NATHAN GOLDBERG – PLANNING & DEVELOPMENT DEPT., MARIO SUAREZ – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE– CITY CLERK'S OFFICE, VICKY DARLING – CITY CLERK'S OFFICE



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

SUBJECT:

Approval of the minutes of the April 27, 2006 Planning Commission Meeting

MOTION:

EVANS – APPROVED – UNANIMOUS

NOTE: An initial motion by EVANS to APPROVE the minutes using the incorrect date of April 26, 2006 Planning Commission Meeting was rescinded by EVANS. Both motions carried unanimously.

MINUTES:

DEPUTY CITY ATTORNEY BRYAN SCOTT observed that the incorrect date was stated during the crafting of the initial motion and suggested the Commissioners rescind the motion in order to approve the minutes with the correct date.

(6:00 – 6:01)/(6:11 – 6:12)

1-45/1-300

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

GARY LEOBOLD, Planning and Development Department, stated that the applicants for the following items requested the items be stricken, held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests. He briefly explained the reason for the abeyance, tabled and withdrawn items as requested by either the applicant or staff.

Item 6 [VAC-12884]

Abeyance to 7/27/2006 Planning Commission Meeting

Item 21 [GPA-12373]

Abeyance to 6/22/2006 Planning Commission Meeting

Item 22 [ZON-12377]

Abeyance to 6/22/2006 Planning Commission Meeting

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Discussion Items

MINUTES – Continued:

Item 23 [SUP-12376]	Abeyance to 6/22/2006 Planning Commission Meeting
Item 27 [VAR-12401]	Tabled
Item 29 [VAR-12689]	Tabled
Item 30 [SDR-12351]	Tabled
Item 37 [MOD-11449]	Abeyance to 6/8/2006 Planning Commission Meeting
Item 38 [VAR-13505]	Abeyance to 6/8/2006 Planning Commission Meeting
Item 39 [SUP-11444]	Abeyance to 6/8/2006 Planning Commission Meeting
Item 40 [SDR-10126]	Abeyance to 6/8/2006 Planning Commission Meeting
Item 50 [VAR-12769]	Abeyance to 7/27/2006 Planning Commission Meeting
Item 51 [VAR-12782]	Abeyance to 6/8/2006 Planning Commission Meeting
Item 60 [SUP-12902]	Abeyance to 6/22/2006 Planning Commission Meeting
Item 61 [SDR-12901]	Abeyance to 6/22/2006 Planning Commission Meeting
Item 63 [SUP-12906]	Withdrawn Without Prejudice
Item 64 [SUP-12936]	Abeyance to 6/22/2006
Item 65 [VAC-12915]	Tabled

The applicant requested Item 6 [VAC-12884] be held in abeyance to the 7/27/2006 Planning Commission Meeting in order to meet with the neighbors and bring forward with related applications.

The applicant requested Item 21 [GPA-12373], Item 22 [ZON-12377] and Item 23 [SUP-12376] be held in abeyance to the 6/22/2006 Planning Commission Meeting in order to revise the project.

The applicant requested Item 27 [VAR-12401] be tabled in order to address staff's concerns.

The applicant requested Item 29 [VAR-12689] and Item 30 [SDR-12351] be tabled in order to work with Public Works Department to resolve right-of-way issues.

The applicant requested Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444] and Item 40 [SDR-10126] be held in abeyance to the 6/8/2006 Planning Commission Meeting in order to notice the correct parcels and include an application for a waiver of Town Center standards.

The applicant requested to hold Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting in order to notice a higher proposed wall height.

The applicant requested to hold Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting in order explore options to resolve the variance.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Discussion Items

MINUTES – Continued:

The applicant requested to hold Item 60 [SUP-12902] and Item 61 [SDR-12901] to the 6/8/2006 Planning Commission Meeting to work with staff and address their concerns. Staff recommended holding these items to the 6/22/2006 Planning Commission Meeting to allow adequate time to meet and work with the applicant.

The applicant requested to withdraw without prejudice Item 63 [SUP-12906] as they have decided not to proceed.

The applicant requested to hold Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting in order to obtain additional information regarding the height of the adjacent highway.

The applicant requested to table Item 65 [VAC-12915] in order to present it in conjunction with a site plan application.

(6:01 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

CHAIRMAN TROWBRIDGE announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TROWBRIDGE read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

CHAIRMAN TROWBRIDGE noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-12929 - TENTATIVE MAP - MALIBU CANYON CONDOMINIUMS - APPLICANT/OWNER: MALIBU CANYON INVESTORS, LLC - Request for a Tentative Map FOR A 92-UNIT CONDOMINIUM CONVERSION on 4.62 acres at 8400 West Charleston Boulevard (APN 138-33-401-014), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS – APPROVED subject to conditions Item 1 [TMP-12929], Item 2 [ANX-12752] and Item 3 [ANX-12916] – UNANIMOUS

This is Final Action

MINUTES:

There was no discussion.

(6:12 – 6:13)

1-317

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two years of the approval of the Tentative Map, this action is void.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 1 – TMP-12929

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-10483).
3. Prior to the submittal of a Final Map the applicant will be required to show proof of the addition of 15, 24-inch box African Sumac or Mondel Pine trees located throughout the site.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (“CC&R”), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (“DPMR”) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. The Drainage Study update required with Site Development Plan Review SDR-10483 shall be submitted to and approved by the Flood Control, Section of the Department of Public Works prior to the submittal of a Final Map Technical Review for this site.
7. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-70-94, Site Development Plan Review SDR-10483 and all other subsequent site--related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-12752 - ANNEXATION - APPLICANT/OWNER: JACOB A. JESSUP - Petition to annex property generally located at 5800 Gilbert Lane on the southeast corner of Gilbert Lane and El Campo Grande Avenue, containing approximately 1.91 acres (APN 125-26-402-001), Ward 6 (Ross).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions Item 1 [TMP-12929], Item 2 [ANX-12752] and Item 3 [ANX-12916] – **UNANIMOUS**

To be forwarded to City Council in Ordinance Form

MINUTES:

There was no discussion.

(6:12 – 6:13)

1-317

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-12916 - ANNEXATION - APPLICANT/OWNER: MAX JONES PROFESSIONAL PLAZA - Petition to Annex property generally located on the east side of Jones Boulevard, between Charleston Boulevard and Doe Avenue (APN 163-01-201-006), containing approximately 0.85 acres, Ward 1 (Tarkanian).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions Item 1 [TMP-12929], Item 2 [ANX-12752] and Item 3 [ANX-12916] – **UNANIMOUS**

To be forwarded to City Council in Ordinance Form

MINUTES:

There was no discussion.

(6:12 – 6:13)

1-317

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-12743 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MARTIN CABRERA - OWNER: CENTENNIAL CENTRE, L.L.C. - Request for a Special Use Permit FOR A PROPOSED GAMING (RESTRICTED) USE IN CONJUNCTION WITH AN EXISTING RESTAURANT at 7870 West Tropical Parkway (APN 125-28-610-004), T-C (Town Center) Zone [GC-TC (General Commercial Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 06/21/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

This item was under the One Vote One Motion and was brought forward for discussion as staff had not received a letter from the applicant stating acceptance of the conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 4 – SUP-12743

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, stated the applicant meets all requirements for this gaming-restricted use in the Town Center Plan area and recommended approval.

MARTIN CABRERA, 7870 West Tropical Parkway, appeared and agreed to staff's conditions.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:13 – 6:14)/(6:16 – 6:19)

1-380/1-47

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under the Town Center Development Standards Manual for a Gaming (Restricted) use.
2. The business shall comply with all minimum requirements of LVMC Title 6.40.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-12804 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILD TRUFFLES - OWNER: BOCA FASHION VILLAGE, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT at 750 South Rampart Boulevard, Suite #7 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).

IF APPROVED: C.C.: 06/21/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – condition confirmation letter by Eva Paulussen

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 5 – SUP-12804

MINUTES – Continued:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

There was no discussion.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.
(6:13 – 6:16)
1-380

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Beer/Wine/Cooler On-Sale Establishment use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. The sale of alcoholic beverages shall be limited to the sale of beer and wine only.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-12884 - VACATION - PUBLIC HEARING - APPLICANT: STEVE GREGORY - OWNER: CASINO CENTER PROPERTIES, LLC. - Petition to Vacate public alleys generally located south of Garces Avenue, between 9th Street and 10th Street, Ward 5 (Weekly).

SET DATE: 06/07/06

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Abeyance request by David Clapsaddle

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested Item 6 [VAC-12884] be held in abeyance to the 7/27/2006 Planning

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 6 – VAC-12884

MINUTES – Continued:

Commission Meeting in order to meet with the neighbors and bring forward with related applications.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-12918 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: DESERT DODGE, INC. - Petition to vacate a portion of Duneville Street between Sahara Avenue and Via Olivero Avenue, Ward 1 (Tarkanian).

SET DATE: 06/07/06

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Condition confirmation letter by Phillip Regeski

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 4 as follows:

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. This shall include returning streetlights to the City of Las Vegas, if any. The roadway intersection at Sahara Avenue shall be reconstructed to commercial driveway standards per Standard Drawing #222a unless no vehicular access is proposed, in which case the intersection shall be removed and replaced with curb, gutter and sidewalk meeting current City Standards. Sidewalk, curb and gutter shall be installed at the intersection of Via Olivero Avenue and Duneville Street to complete a knuckle acceptable to the City Engineer. No access to Via Olivero Avenue from the south shall be allowed.

– UNANIMOUS

To be heard by the City Council on 6/21/2006

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 7 – VAC-12918

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

This item was under the One Vote One Motion and was brought forward for discussion at COMMISSIONER DAVENPORT'S request.

COMMISSIONER DAVENPORT expressed concern over the negative impact this vacation would on traffic and stated he would prefer a more specific condition preventing traffic from the property from traveling through the neighborhood. BART ANDERSON, Public Works Department, explained Duneville Street was permanently closed and its vacation was consistent with the City's plan. While there was no specific condition regarding through traffic, its prohibition was implied.

GARY LEOBOLD, Planning and Development Department, stated staff was not concerned about the vacation of Duneville Street as it is currently barricaded at Via Olivero Avenue. Public Works Department and Planning and Development Department both recommend approval.

Phillip Regeski, P.R. Engineering, appeared on behalf of the applicant. While he accepted the proposed condition to prevent vehicles from accessing the neighborhood, he would like access to be available for emergency vehicles.

In response to COMMISSIONER DAVENPORT'S inquiry, MR. ANDERSON stated emergency access would be acceptable to staff, but was unnecessary because emergency vehicles would use Sahara to service the site. COMMISSIONER DAVENPORT requested an additional condition preventing ingress and egress from the dealership to the residential area.

In response to COMMISSIONER TRUESDELL'S inquiry, MR. ANDERSON confirmed that the applicant would be responsible for street improvements, depending on what the applicant decided to do. MARGO WHEELER, Director of Planning and Development Department, clarified that the applicant's plan would need approval from the City Engineer.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(6:13 – 6:16)/(6:19 – 6:25)

1-380/1-590

CONDITIONS:

1. The limits of this Vacation shall be the full width of Duneville Street, between Sahara

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 7 – VAC-12918

CONDITIONS – Continued:

Avenue and Via Olivero Avenue, excepting those portions necessary for a knuckle or other termination acceptable to the City Engineer at the intersection of Via Olivero Avenue and Duneville Street.

2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an unmaintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application or appropriate drainage easements shall be reserved.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. This shall include returning streetlights to the City of Las Vegas, if any. The roadway intersection at Sahara Avenue shall be reconstructed to commercial driveway standards per Standard Drawing #222a unless no vehicular is proposed, in which case the intersection shall be removed and replaced with curb, gutter and sidewalk meeting current City Standards. Sidewalk, curb and gutter shall be installed at the intersection of Via Olivero Avenue and Duneville Street to complete a knuckle acceptable to the City Engineer.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 7 – VAC-12918

CONDITIONS – Continued:

6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
7. All development shall be in conformance with code requirements and design standards of all City Departments.
8. If the Order of Vacation is not recorded within one year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - DIR-11779 - APPEAL OF DIRECTOR'S DECISION - APPLICANT: AHERN RENTALS - OWNER: DFA, LLC - Appeal of the Director's decision to deny a Temporary Commercial Permit per Title 19.18.100.D THAT WOULD ALLOW A TEMPORARY CONTRACTOR'S CONSTRUCTION YARD on 15.54 acres adjacent to the north side of Bonanza Road, approximately 460 feet east of Clarkway Drive (APNs 139-28-302-013, 021, 022, 023 and 033), R-E (Residence Estates) and R-3 (Medium Density Residential) Zones, Ward 5 (Weekly).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

26

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Submitted after final agenda – Letter of denial by Eddie Dichter
5. Submitted at the meeting – Support petition of 6 signatures and three letters of support by Consuelo F. McCuin and NDOT letter of response from Heidi Mireles by David Grosbeck

MOTION:

TRUEDELL – APPROVED subject to conditions, deleting Conditions 1 and 2, and amending Condition 6 as follows:

6. The business activities may take place only between the hours of 8 a.m. and 8 p.m. on the northern 300 feet of the property.

And adding the following:

- This permit shall be for a period not to exceed six months.
- Within 10 days, a landscape plan shall be submitted to ensure that the north property line is landscaped to meet RE standards and removing the existing berm.
- No vehicles are allowed to be stored within 300 feet of the north property line.
- No storage containers may be stacked one upon the other.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 8 – DIR-11779

MOTION – Continued:

– Motion carried with GOYNES voting NO

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARGO WHEELER, Director of Planning and Development Department, explained this application is an appeal of the denial to allow a temporary construction yard in a residential zone. Staff recommended denial, but she highlighted the condition that would require a reasonable time period be established rather than tying this permit to the duration of construction on U.S. Highway 95.

ROBERT GROSBECK, 5820 South Pecos Road, appeared on behalf of the applicant. He reiterated the request to grant the special use permit on an interim basis because the applicant had integrated the requests of the Commissioner and the neighbors to create an appropriate and well-designed project. He emphasized the support the applicant had gained for the project and briefly explained the site plan. He pointed out the joint commercial use with Ace Hardware, the outside storage areas, and the paved areas. He explained the applicant had built up a berm in an attempt to buffer the neighbors and was promptly cited by the City of Las Vegas. He suggested a block wall with full landscaping as an alternative which would assist in shielding the industrial uses further.

DEPUTY CITY ATTORNEY BRYAN SCOTT reminded the Commissioners that this application was an appeal of a denial and did not include a site plan review. He emphasized comments should directed towards to appropriateness of a temporary permit for industrial and commercial uses on the residential lot.

JAMES GRAY, 701 Sunny Place, FLORENCE JONES, 1110 Ralston, HARVEY MUNFORD, 809 Sunny Place, TOM DEMARCO, 651 Clarkway Drive, DANIEL DEEGAN, 1801 Granite Avenue, MACON JACKSON. 709 Sunny Place, and BILL McCURDY appeared in support because this project would benefit the area.

SHONDRA SUMMERS-ARMSTRONG and CARL ARMSTRONG, 1931 Fair Avenue, Bill High, Bonanza Village resident, SWAYZINE FIELDS, 1124 Comstock Drive, appeared in opposition because the use is inconsistent with the Code and suggested alternative conditions as solutions.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 8 – DIR-11779

MINUTES – Continued:

In response, MR. GROSBECK emphasized the applicant's willingness to work with the neighbors and the City and pointed out this proposal's benefits to the area. He also submitted a letter from the Nevada Department of Transportation (NDOT), claiming it supported his statement that this construction yard is currently needed for the U.S. 95 highway expansion.

COMMISSIONER GOYNES disagreed with MR. GROSBECK'S contention that the NDOT letter supported his application. He could not support the applicant's request because he had operating without permits and proper zoning and the proposed use is inappropriate and too intense for the area.

In response to COMMISSIONER DAVENPORT'S inquiry, MS. WHEELER explained the property was eligible for mixed use under the General Plan but the RE zoning remained in place.

CHAIRMAN TROWBRIDGE stated he felt this use would be appropriate and fitting for the area.

In response to COMMISSIONER EVANS' request for clarification, MR. GROSBECK accepted staff's suggestion for a six month review. COMMISSIONER EVANS expressed his preference for the berm, but stated regardless of what was used to buffer the neighborhood, mature trees be used in the landscaping.

COMMISSIONER STEINMAN stated his wish improve the appearance of the property and place a time limit on the project since NDOT would be returning the applicant's property, which it is currently using. DON AHERN, 1785 West Bonanza Road, answered that while some property was expected to be returned, the majority would not.

COMMISSIONER TRUESDELL stated his dislike of the existing berm and suggested limiting the permit to six months to give all the interested parties time to evaluate the construction yard and allow any other related applications adequate time to process. COMMISSIONER TRUESDELL, with MS. WHEELER'S assistance, crafted the conditions of approval which included the removal of the berm, the required submission of a landscape plan, the approval of the permit for six months only, and the restrictions on vehicles and storage containers within 300 feet of the northern property line.

MS. WHEELER confirmed COMMISSIONER GOYNES' statement that the Commission was approving a use that was in conflict with the Code.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 8 – DIR-11779

MINUTES – Continued:

COMMISSIONER TRUESDELL emphasized his vote of support was not intended to be interpreted as a blanket approval for similar uses in this area and that each application would be evaluated on a case-by-case basis.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.
(6:25 – 7:31)

1-788

CONDITIONS:

1. The Temporary Commercial Permit shall expire two (2) years from the date of final approval. At that time, all evidence of the temporary use must be completely removed.
2. The permit shall be reviewed by the Planning Commission in six months to determine if use is still appropriate at the site.
3. Conformance to the site and landscape plan date stamped 09/19/05, except as amended by conditions herein.
4. Adequate provision shall be made for vehicle ingress and egress.
5. All parking areas shall be completely paved.
6. Storage activities may take place only between the hours of 8:00 a.m. and 8:00 p.m.
7. Conformance to the minimum requirements for temporary uses in Title 19.18.100.
8. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-12271 - GENERAL PLAN AMENDMENT - PUBLIC HEARING –
APPLICANT: CITY OF LAS VEGAS - OWNER: BUREAU OF LAND MANAGEMENT
- Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: L (LOW DENSITY RESIDENTIAL), ML (MEDIUM-LOW DENSITY RESIDENTIAL), MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL), PF (PUBLIC FACILITIES) AND PR-OS (PARKS, RECREATION AND OPEN SPACE) on approximately 160 acres at the northeast corner of Fort Apache Road and Log Cabin Way (APNs 125-05-201-001 and 125-05-101-002), Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

160

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Petition of opposition with 156 signatures by Kelley Murphy

MOTION:

DAVENPORT – APPROVED – Motion carried with GOYNES voting NO

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

TOM PERRIGO, Planning and Development Department, explained staff felt it was appropriate to establish land uses because several public facilities are planned for this site. At the

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 9 – GPA-12271

MINUTES – Continued:

neighborhood meetings, staff presented two options, one to leave the property as it is or to develop it as proposed. The vast majority were in support of its development. He briefly described how the property would be developed and recommended approval. DEPUTY CITY ATTORNEY JAMES LEWIS also appeared on behalf of staff.

LOUISE RUSKAMP, 8500 Log Cabin Way, acknowledged staff's efforts to work with the neighbors, but requested the area adjacent to her neighborhood be designated Desert Rural to better match the existing neighborhood.

MARILYN WILGOCKI, 9021 Black Elk Avenue, requested clarification and MR. PERRIGO confirmed that detached homes and not apartments were proposed. MRS. WILGOCKI also thanked staff for their efforts in working with her homeowners' association. RON WILGOCKI, 9021 Black Elk Avenue, expressed concern with the proposal because the property currently has only one traffic access point and the area is struggling with traffic. He stated the Medium-Low Attached Density Residential (MLA) zoning is inconsistent with the neighborhood but supported the remainder of the proposal.

MATT AVERY, 9425 Steel Tree Street, appeared in support.

MR. PERRIGO pointed out that MLA zoning will act as a transitional zone between low and high density uses and that the proposed land use plan would generate approximately half the number of dwelling units of what is currently allowed. In response to CHAIRMAN TROWBRIDGE'S inquiry, MR. PERRIGO explained that Fort Apache is intended to be a full 120 feet right-of-way and an interchange is planned with Mountains Edge Parkway. He also explained the Clark County School District reserves a maximum land parcel without specifying school size because that determination is made at a later date.

COMMISSIONER EVANS requested MR. PERRIGO address the infrastructure and traffic concerns raised by the neighbors. MR. PERRIGO stated that staff did not anticipate any development for at least two years and that the intention behind this application was to exercise a small measure of control over this parcel's development. BART ANDERSON, Public Works Department, explained the area's current infrastructure is not built to full capacity and the infrastructure project is scheduled to begin shortly. He also stated that infrastructure is built as development occurs. MR. PERRIGO further stated staff's openness to Desert Rural in the area suggest by MS. RUSKAMP.

COMMISSIONER STEINMAN asked staff to address the 156 protests that had been received. MR. PERRIGO explained that the protest petition had been written prior to the three

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 9 – GPA-12271

MINUTES – Continued:

neighborhood meetings which had cleared up a number of issues. He confirmed that a cross-section of the neighbors had attended the meetings, as well as a core group. MR. WILGOCKI explained that the petition should have been discarded because the neighbors' concerns had been addressed.

In response to COMMISSIONER TRUESDELL'S inquiry, MR. PERRIGO stated this application would not limit the required amount of open space and is in keeping of the open space plan. COMMISSIONER TRUESDELL expressed concern that individual developments could be built with no overarching plan, and MR. PERRIGO pointed out factors outside of the City's control could lead to more disjointed development.

COMMISSIONER DUNNAM observed that satisfying all the interested parties would be impossible.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(7:32 – 7:57)

1-3665

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - GPA-12846 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment to amend Map 11 of the Centennial Hills Sector Plan TO REVISE LOCATIONS OF AN APPROVED SUBSTATION AND TO DELETE PROPOSED SUBSTATION AND POWER LINES (APN multiple), Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

TOM PERRIGO, Planning and Development Department, stated the current location of the proposed substation was across from existing homes and staff would prefer to include it with other public facilities. Moving its location would enable staff to negotiate the value of that land for additional amenities for the area. For those reasons, staff recommended approval.

In response to COMMISSIONER STEINMAN’S request for clarification, MR. PERRIGO explained Nevada Power had obtained a lease for the proposed site rather than the listed site.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 10 – GPA-128461

MINUTES – Continued:

The proposed site is east of Fort Apache while the stated site is west of Fort Apache.

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

(7:57 – 8:01)

2-702

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - GPA-12367 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ALLAN HENDRICKSON/THETA FORCE - OWNER: WESTCARE WORKS, INC. - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) on 5.21 acres at the southwest corner of Bradley Road and Duncan Drive (APN 138-12-110-048), Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

5

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions and adding the following condition:

- The application shall be amended from DR (DESERT RURAL DENSITY RESIDENTIAL) TO: GC (GENERAL COMMERCIAL) to DR (DESERT RURAL DENSITY RESIDENTIAL) TO: O (OFFICE)

– UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 11 [GPA-12367], Item 12 [ZON-12370], Item 13 [VAR-12921] and Item 14 [SDR-12920].

NATHAN GOLDBERG, Planning and Development Department, explained the proposed

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 11 – GPA-12367

MINUTES – Continued:

General Commercial (GC) land use and rezoning to General Commercial (C-2) are not compatible with the area. While parcels in the area have similar designations, those uses are less intense and existing parking is only available for office uses. Staff recommended denial.

ALAN HENDRICKSON, 5920 Leon Avenue, appeared on behalf of the applicant and briefly described the property. After meeting with the neighbors, he stated that the Limited Commercial (C-1) designation might be more appropriate. He explained the landscape and setbacks variances were needed in order to avoid a blind corner.

ED GOBEL, 3017 Quiet Breeze Court, and LINDA WEST-MYERS, 5104 Cold River Avenue, appeared in opposition because the proposal is incompatible with the area.

MARK EDGEL, 5645 West Alexander Road, acknowledged the applicant's efforts to address the neighbors' concerns and stated his preference that the proposal maintains the designation of Office (O). LEX ANDERSON, 3709 Waterhole Street, MARY KREMER, 5209 Gilmore Avenue, and LIZ THOMPSON, 3909 Leon Avenue concurred and expressed support.

MR. HENDRICKSON reiterated his willingness to work with the neighbors and pointed out his efforts to address their concerns. While he admitted the C-2 zoning is not critical to the project, he expressed reluctance to limit his options.

COMMISSIONER DUNNAM strongly encouraged the applicant to keep the landscaping consistent with the Rancho Business Park.

COMMISSIONER TRUESDELL stated he would not support the C-2 zoning as presented and suggested amending the application to Office use with C-1 zoning as a compromise between the applicant and the neighbors.

In response to COMMISSIONER STEINMAN'S inquiry, RICK SCHROEDER, Public Works Department, explained the applicant had improved the sightlines and intersection as recommended by staff. MR. SCHROEDER stated he did not think this project would create traffic problems if built as advertised. BART ANDERSON, Public Works Department, did not advise the placement of a stop sign at Duncan Drive, and noted that traffic would be stopped at the project's driveway and at Helen Avenue.

GARY LEOBOLD, Planning and Development Department, clarified that Office land use with Office zoning would be the appropriate designations if the Commissioners did not support the C-2 zoning.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 11 – GPA-12367

MINUTES – Continued:

MARGO WHEELER, Director of Planning and Development Department, explained that the project is already limited to Office because the existing parking is only capable of accommodating office uses.

COMMISSIONER DUNNAM expressed support for the Office designation for zoning and land use and COMMISSIONER TRUESDELL concurred. MR. HENDRICKSON agreed to amend the applications to the Office designations.

In response to COMMISSIONER STEINMAN’S inquiry, MR. HENDRICKSON explained the setback variance was needed as a result of satisfying Traffic’s request to remove the blind corner.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 11 [GPA-12367], Item 12 [ZON-12370], Item 13 [VAR-12921] and Item 14 [SDR-12920].

(8:01 – 8:28)

2-825

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - ZON-12370 - REZONING RELATED TO GPA-12367 - PUBLIC HEARING - APPLICANT: ALLAN HENDRICKSON/THETA FORCE - OWNER: WESTCARE WORKS, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) on 5.21 acres at the southwest corner of Bradley Road and Duncan Drive (APN 138-12-110-048), Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

5

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions and adding the following:

- The application shall be amended from R-E (RESIDENCE ESTATES) TO: C-2 (GENERAL COMMERCIAL) to R-E (RESIDENCE ESTATES) TO: O (OFFICE)
– UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 11 [GPA-12367] for all related discussion.

(8:01 – 8:28)

2-825

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 12 – ZON-12370

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-12370) to a GC (General Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. The submittal of a Site Development Plan Review application prior to any development on the subject parcel.

Public Works

4. Dedicate a 15-foot radius on the southwest corner of Duncan Drive and Bradley Road prior to the issuance of any permits.
5. Construct half-street improvements including appropriate transitional paving on Duncan Drive, and Bradley Road adjacent to this site concurrent with development of this site. Also, construct full-width alley paving adjacent to this site prior to occupancy of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the submittal of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer. This site is within a FEMA Flood Zone "A".

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-12921 - VARIANCE RELATED TO GPA-12367 AND ZON-12370 - PUBLIC HEARING - APPLICANT: ALLAN HENDRICKSON/THETA FORCE - OWNER: WESTCARE WORKS, INC. - Request for a Variance TO ALLOW A CORNER SIDE YARD SETBACK OF 8 FEET WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED IN CONJUNCTION WITH A PROPOSED COMMERCIAL/OFFICE DEVELOPMENT on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road (APN 138-12-110-048), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 11 [GPA-12367] for all related discussion.

(8:01 – 8:28)

2-825

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 13 – VAR-12921

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12370) and Site Development Plan Review (SDR-12920) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-12920 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-12367, ZON-12370, AND VAR-12921 - PUBLIC HEARING - APPLICANT: ALLAN HENDRICKSON/THETA FORCE - OWNER: WESTCARE WORKS, INC. - Request for a Site Development Plan Review FOR A PROPOSED 57,535 SQUARE-FOOT COMMERCIAL/OFFICE DEVELOPMENT AND A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 5.21 acres at the southwest corner of Duncan Drive and Bradley Road (APN 138-12-110-048), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions and adding the following conditions:

- Landscaping on Bradley Road shall match that of the adjacent business park.
 - The buildings shall meet the setback requirements for the Office (O) Zone.
- UNANIMOUS**

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 11 [GPA-12367] for all related discussion.

(8:01 – 8:28)

2-825

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 14 – SDR-12920

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12370) and Variance (VAR-12921) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 05/03/06 and building elevations date stamped 04/11/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a six-foot buffer along a portion of the south property line where a minimum of eight feet is required.
5. An Exception from Title 19.10.010.J.11 is hereby approved, to allow 18 parking lot landscape planter islands where 32 islands are required.
6. All trash areas shall contain a roof or trellis structure.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include an additional screening tree along the Duncan Drive frontage within the proposed planter area.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 14 – SDR-12920

CONDITIONS – Continued:

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such mapping is required, it should record prior to the issuance of any building permits for this site.

16. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.

17. All pad sites comprising this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.

18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

19. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 14 – SDR-12920

CONDITIONS – Continued:

20. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

21. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-12370 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - MOD-11027 - MAJOR MODIFICATION RELATED TO ZON-11031 - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES, LLC - Request for a Major Modification to the Lone Mountain West Master Development Plan TO AMEND SECTIONS 2.3.3, 6.1(a), AND 6.3.1(a) TO ALLOW THREE-STORY BUILDINGS AND ATTACHED SINGLE-FAMILY UNITS IN THE L(LOW DENSITY) SPECIAL LAND USE DESIGNATION, Ward 4 (Brown).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

8

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at the meeting – Renderings of the proposal by Bill Curran

MOTION:

TRUEDELL – APPROVED subject to conditions – Motion carried with STEINMAN voting NO

NOTE: COMMISSIONER STEINMAN disclosed he is a Sun City resident, but would still vote on these applications.

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 15 [MOD-11027], Item 16 [ZON-11031], Item 17 [WVR-12368], Item 18 [VAR-11030], Item 19 [VAC-12255] and Item 20 [SDR-11034].

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 15 – MOD-11027

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, explained the applicant was attempting to develop a challenging parcel with 3-story single family attached homes which are not currently permitted under the Lone Mountain West Master Development Plan. Generally, the applications sought would allow the applicant to work with the topography challenges of the site. Staff recommended approval as the project is reasonable given the challenges of the site. ATTORNEY BILL CURRAN, Curran and Parry, 300 South Fourth Street, appeared on behalf of the applicant. He explained these applications would allow development of the site of which the majority is mountainside. The project would be constructed on the flat land, allowing the mountainside to remain undisturbed. While the applicant had met with the neighboring properties to address their concern, he had been unable to gain complete support.

As he explained the site plan, ATTORNEY. CURRAN emphasized the upscale nature of the project, describing its unique architectural details. He pointed out that this project matches existing residential development in the area and that efforts were being made to address the neighbors concerns. He explained the necessity for the one-way street servicing the site and described its interactions with the homes. The reason for the request to allow 44 feet where 35 feet is allowed is because the Fire Department needs the clearance for their vehicles since the road is partially underground.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of Focus Property Group, the neighboring property owner, and stated their opposition. He explained this proposal is far too intense for this property, given the location and topography. While they supported development, approval of these applications would do irreparable harm to the Lone Mountain West Plan by setting dangerous precedents. He stated approval of these applications would create a hillside ordinance which would allow hillside developers to cram all the units allowed on their parcel within the limited flat land.

DAN NEUMAN, 10607 Amirville Court, and BONNIE WALKER, 10745 Hunter Mountain Avenue, appeared in opposition, stating this project would be visually detrimental to the area.

ATTORNEY CURRAN'S response was this development would treat the mountains and their views with respect since the developer was going partially underground to reduce the buildings' visual impact. He also stated the developer would take any hillside ordinance into consideration, but none have been proposed and the developer is moving forward on this project. He suggested that if a hillside ordinance were enacted, it would be consistent with this proposal. In response to the suggestion that this property lacks open space, ATTORNEY CURRAN pointed out the park to be constructed across the street, as well as many amenities available within the development. He concluded by respectfully requesting approval.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 15 – MOD-11027

MINUTES – Continued:

In response to COMMISSIONER STEINMAN’S inquiries, DENNIS ORTFLUR, 7180 South Dean Martin Drive, civil engineer for the project, stated blasting would not be needed and accepted a condition stating its prohibition. ATTORNEY CURRAN confirmed that the majority of the project would be shielded from the street by the office building. The project architect, ERIC MILLER, 5980 North Fort Apache Road, explained that the angles of the buildings would provide views of the equestrian center and the Las Vegas Valley as well as a view of the back of the office building.

In response to COMMISSIONER STEINMAN’S request for substantiation, MR. LEOBOLD explained the Code does not require developers to spread the units across the entire parcel. He gave several examples of similar products in the Lone Mountain area that are coping with similar topography by concentrating small lots in one area.

COMMISSIONER STEINMAN expressed his difficulty in supporting these applications, but appreciated the applicant’s willingness accept the prohibition on blasting.

MARGO WHEELER, Director of Planning and Development, confirmed that density could be consolidated or spread out over a site, regardless of the location, explaining the question presented is the quality and usability of the remaining open space.

In response to COMMISSIONER DAVENPORT’S inquiry, MR. LEOBOLD explained attached homes in Lone Mountain West are required to have a yard with a tree per unit and the developer would be required to provide approximately 10,000 square feet of open space.

CHAIRMAN TROWBRIDGE expressed his support, observing that it was a very creative project on a challenging site. He stated this project would be an improvement and asset to the community which he hoped would be emulated by other developers.

COMMISSIONER TRUESDELL disagreed with the contention that approval of these applications would be setting dangerous precedents. He observed the similarities this proposal has with other approved projects in the Lone Mountain West area and emphasized that each application is decided on a case-by-case basis. COMMISSIONER TRUESDELL stated he would support the project if the applicant agreed to allowing the hillside to remain undeveloped. He encouraged staff to develop a hillside ordinance to facilitate evaluation and approval of hillside projects.

COMMISSIONER EVANS concurred with COMMISSIONER TRUESDELL, stating he could not support these applications without assurances from the applicant that the hillside would

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 15 – MOD-11027

MINUTES – Continued:

remain undeveloped. Project Director KEITH ROBERTSON, 2595 Selson Road, stated this project is a single-phase development and agreed to a condition prohibiting future phases of development.

MS. WHEELER informed the Commissioners that the hillside ordinance would be presented during one of the July Planning Commission Meetings.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 15 [MOD-11027], Item 16 [ZON-11031], Item 17 [WVR-12368], Item 18 [VAR-11030], Item 19 [VAC-12255] and Item 20 [SDR-11034].

(8:28 – 9:16)

2-1795

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Applications for a Rezoning (ZON-11031), a Waiver of Title 18 (WVR-12368), a Variance (VAR-11030), a Vacation (VAC-12255) and a Site Development Plan Review (SDR-11034), approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
3. Conformance to the Lone Mountain West Master Development Plan, except as amended by this request.
4. The attached Sections 2.3.3, 6.1(a), and 6.3.1(a) shall replace these current Sections of the Lone Mountain West Master Development Plan.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - ZON-11031 - REZONING - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES, LLC - Request for a Rezoning FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) MASTER PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) [L (LOW DENSITY RESIDENTIAL) SPECIAL LAND USE DESIGNATION] on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway (APN 137-12-301-009), U (Undeveloped) Zone, Ward 4 (Brown).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

8

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at the meeting – Renderings of the proposal by Bill Curran for Items 115, 116, 117, 118, 119 and 120 filed under Item 115

MOTION:

TRUEDELL – APPROVED subject to conditions – Motion carried with STEINMAN voting NO

NOTE: COMMISSIONER STEINMAN disclosed he is a Sun City resident, but would still vote on these applications.

To be heard by the City Council on 6/21/2006

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 16 – ZON-11031

MINUTES:

NOTE: See Item 15 [MOD-11027] for all related discussion.

(8:28 – 9:16)

2-1795

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-11027) to allow attached single-family dwellings and three-story structures in the L (Low Density Residential) special land use designation of the Lone Mountain West Master Development Plan, approved by the City Council.
2. A Site Development Plan Review (SDR-11034) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site, extending to the western edge of this site, for Buckskin Avenue.
4. Construct half-street improvements on Buckskin Avenue including a termination at the western edge of this site acceptable to the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. Submit an Encroachment Agreement for any landscaping and private improvements, if any, located within the Buckskin Avenue public right-of-way adjacent to this site prior to occupancy of this site.
6. An update to the Lone Mountain West Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 16 – ZON-11031

CONDITIONS – Continued:

lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - WVR-12368 - WAIVER RELATED TO MOD-11027 AND ZON-11031 - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES, LLC - Request for a Waiver of Title 18.12.100 TO ALLOW 24-FOOT WIDE PRIVATE STREETS WHERE 37 FEET IS THE MINIMUM REQUIRED on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone] [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

8

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at the meeting – Renderings of the proposal by Bill Curran for Items 115, 116, 117, 118, 119 and 120 filed under Item 115

MOTION:

TRUEDELL – APPROVED subject to conditions – Motion carried with STEINMAN voting NO

NOTE: COMMISSIONER STEINMAN disclosed he is a Sun City resident, but would still vote on these applications.

To be heard by the City Council on 6/21/2006

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 17 – WVR-12368

MINUTES:

NOTE: See Item 15 [MOD-11027] for all related discussion.

(8:28 – 9:16)

2-1795

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-11027), Rezoning (ZON-11031), Variance (VAR-11030), Vacation (VAC-12368) and Site Development Plan Review (SDR-11034) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Curbing on both sides of the 24 foot private streets shall be constructed of red concrete and “Fire Lane No Parking” signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent on street parking. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner’s Association.
4. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for the street widths for emergency fire access.
5. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-11031, Site Development Plan Review SDR-11034 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - VAR-11030 - VARIANCE RELATED TO ZON-11031, MOD-11027 AND WVR-12368 - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES LLC - Request for a Variance TO ALLOW A MAXIMUM BUILDING HEIGHT OF 44 FEET WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR A PROPOSED ATTACHED SINGLE-FAMILY DEVELOPMENT on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone] [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

8

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at the meeting – Renderings of the proposal by Bill Curran for Items 115, 116, 117, 118, 119 and 120 filed under Item 115

MOTION:

TRUEDELL – APPROVED subject to conditions – Motion carried with STEINMAN voting NO

NOTE: COMMISSIONER STEINMAN disclosed he is a Sun City resident, but would still vote on these applications.

To be heard by the City Council on 6/21/2006

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 18 – VAR-11030

MINUTES:

NOTE: See Item 15 [MOD-11027] for all related discussion.
(8:28 – 9:16)
2-1795

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-11027), Rezoning (ZON-11031), Title 18 Waiver (WVR-12368), Vacation (VASC-12368) and Site Development Plan Review (SDR-11034) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAC-12255 - VACATION RELATED TO MOD-11027, ZON-11031, WVR-12368, AND VAR-11030 - PUBLIC HEARING - APPLICANT: ERIC MILLER ARCHITECTS - OWNER: CABALLOS DE ORO ESTATES, LLC - Petition to Vacate U.S. Government Patent Easements generally located adjacent to the north side of Buckskin Avenue, approximately 610 feet west of Cliff Shadows Parkway, Ward 4 (Brown).

SET DATE: 06/07/06

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	3
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at the meeting – Renderings of the proposal by Bill Curran for Items 115, 116, 117, 118, 119 and 120 filed under Item 115

MOTION:

TRUEDELL – APPROVED subject to conditions – Motion carried with STEINMAN voting NO

NOTE: COMMISSIONER STEINMAN disclosed he is a Sun City resident, but would still vote on these applications.

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 15 [MOD-11027] for all related discussion.

(8:28 – 9:16)

2-1795

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 19 – VAC-12255

CONDITIONS:

1. All development shall be in conformance with code requirements and design standards of all City Departments.
2. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Zoning Reclassification ZON-11031 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-11034 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-11031, MOD-11027, WVR-12368, VAR-11030 AND VAC-12255 - PUBLIC HEARING - APPLICANT: ERIC MILLER - OWNER: CABALLOS DE ORO ESTATES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 30-UNIT ATTACHED SINGLE-FAMILY DEVELOPMENT on 5.0 acres west of the intersection of Cheyenne Avenue and the I-215 Beltway (APN 137-12-301-009), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] [PROPOSED: PD (Planned Development) Zone] [L (Low Density Residential) Special Land Use Designation], Ward 4 (Brown).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

8

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at the meeting – Renderings of the proposal by Bill Curran for Items 115, 116, 117, 118, 119 and 120 filed under Item 115

MOTION:

TRUESDELL – APPROVED subject to conditions and adding the following conditions:

- **Compliance shall be with the color pallet presented on May 25, 2006.**
- **There shall be no blasting during the construction phase of the project.**
- **The west side shall be retained as natural terrain and restored as necessary.**
- **The open space shall remain passive.**
- **The applicant shall work with the City to consider a deed to be entered into between the City and the developer.**

– Motion carried with STEINMAN voting NO

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 20 – SDR-11034

MOTION – Continued:

NOTE: COMMISSIONER STEINMAN disclosed he is a Sun City resident, but would still vote on these applications.

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 15 [MOD-11027] for all related discussion.

(8:28 – 9:16)

2-1795

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Major Modification (MOD-11027), a Rezoning (ZON-11031), a Waiver of Title 18 (WVR-12368), a Variance (VAR-11030), and a Vacation (VAC-12255) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan date stamped 04/20/06, and the building elevations date stamped 03/14/06, except as amended by conditions herein.
4. Building height shall not exceed three stories or 44 feet, subject to approval of Variance VAR-11030.
5. The minimum distance between buildings shall be 10 feet. All perimeter and retaining walls shall meet Title 18, Title 19 and Lone Mountain West standards for walls; adjustments to the site plan and elevations shall be made if necessary to meet these standards, or any Title 19 Variance and/or Title 18 Waiver, should such be determined to be necessary based on future adjustments to the project, shall be submitted and approved, prior to the issuance of any permits.
6. All landscape areas shall comply with Section 4 of the Lone Mountain West Open Space Standards. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Trees shall be provided in the surface parking lot area in accordance with Title 19.12.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 20 – SDR-11034

CONDITIONS – Continued:

8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Air conditioning units shall not be mounted on rooftops.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking area lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Parking area lighting shall not create fugitive lighting on adjacent properties.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 20 – SDR-11034

CONDITIONS – Continued:

Public Works

17. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for ZON-11031, the Lone Mountain West Master Plan and all other applicable site-related actions.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-12373 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: NEAL, LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the June 22, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested Item 21 [GPA-12373], Item 22 [ZON-12377] and Item 23 [SUP-12376]

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 21 – GPA-12373

MINUTES – Continued:

be held in abeyance to the 6/22/2006 Planning Commission Meeting in order to revise the project.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - ZON-12377 - REZONING RELATED TO GPA-12373 - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: NEAL, LLC, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 7.02 acres at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the June 22, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested Item 21 [GPA-12373], Item 22 [ZON-12377] and Item 23 [SUP-12376]

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 22 – ZON-12377

MINUTES – Continued:

be held in abeyance to the 6/22/2006 Planning Commission Meeting in order to revise the project.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SUP-12376 - SPECIAL USE PERMIT RELATED TO GPA-12373 AND ZON-12377 - PUBLIC HEARING - APPLICANT: LEO FLANGAS - OWNER: NEAL, LLC, ET AL - Request for a Special Use Permit FOR PRIVATE STREETS IN CONJUNCTION WITH A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT at the southwest corner of Torrey Pines Drive and Azure Drive (APNs 125-26-203-002, 003, and 004), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the June 22, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 23 – SUP-12376

MINUTES:

The applicant requested Item 21 [GPA-12373], Item 22 [ZON-12377] and Item 23 [SUP-12376] be held in abeyance to the 6/22/2006 Planning Commission Meeting in order to revise the project.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - GPA-12400 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: GERALD GARAPICH - OWNER: THE HELEN L. THOMAS TRUST -
Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R
(RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on a 2.82
portion of a 4.48-acre site at 6250 Rio Vista Street (APN 125-27-502-003), Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

COMMISSIONER TROWBRIDGE declared the Public Hearing open for Item 24 [GPA-12400], Item 25 [ZON-12399] and Item 26 [WVR-12403].

GARY LEOBOLD, Planning and Development Department, gave a brief history of these applications and explained that after the April 27 Planning Commission meeting, the applicant had revised the site plan to reduce density and increase lot size. Staff, with the Fire Department, had been concerned about emergency vehicle access to the church site to the east. As a result, the applicant has submitted an emergency vehicle access route which has been approved by the Fire Department. The neighboring church has expressed willingness to work with the applicant,

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 24 – GPA-12400

MINUTES – Continued:

but that land is in Clark County and the City has no jurisdiction unless it is annexed. Staff supports this proposal because it is consistent with the surrounding area and the related waiver will not negatively affect adjacent roads.

RICHARD GALLEGOS, 3005 West Horizon Ridge Parkway, appeared on behalf of the applicant and concurred with staff's report. He pointed out that the church would be accommodated by two access points which he briefly described them. He agreed to staff's conditions and respectfully requested approval.

ROGER GORAM, Pastor of the Country Western Church, 6200 Rio Vista Street, appeared in support and informed the Commissioners that the church was preparing to relocate because it belongs in a rural setting.

COMMISSIONER TRUESDELL stated he could support the applications if the interested parties could agree to a written document regarding fire access circulation. MR. GALLEGOS stated the applicant would continue to work with the neighbors.

COMMISSIONER TROWBRIDGE declared the Public Hearing closed for Item 24 [GPA-12400], Item 25 [ZON-12399] and Item 26 [WVR-12403].

(9:17 – 9:27)

3-357

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ZON-12399 - REZONING RELATED TO GPA-12400 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH - OWNER: THE HELEN L. THOMAS TRUST - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on a 2.82 portion of a 4.48 acre site at 6250 Rio Vista Street (APN 125-27-502-003), Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – APPROVED subject to conditions and adding the following condition:

- The applicant shall provide a written agreement for fire access circulation with the Cowboy Church and Bob Taylor's property.

– UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 24 [GPA-12400] for all related discussion.

(9:17 – 9:27)

3-357

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 25 – ZON-12399

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-12400) to an L (Low Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

3. Coordinate with the City Surveyor to determine the appropriate mapping required to establish property boundaries as proposed for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.
4. Construct all incomplete half street improvements on Rio Vista Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
6. Site Visibility Restriction Zones are required to be shown adjacent to public streets.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - WVR-12403 - WAIVER RELATED TO GPA-12400 AND ZON-12399 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH - OWNER: THE HELEN L. THOMAS TRUST - Request for a Waiver of Title 18.12.160 TO ALLOW APPROXIMATELY 125 FEET BETWEEN STREET INTERSECTIONS WHERE 220 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED on 4.48 acres at 6250 Rio Vista Street (APN 125-27-502-003), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single Family Residential) Zone], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 24 [GPA-12400] for all related discussion.

(9:17 – 9:27)

3-357

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12399),

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 26 – WVR-12403

CONDITIONS – Continued:

and Variance (VAR-12402) required.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

TABLED - RENOTIFICATION - VAR-12401 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CAREFREE WINTERHAVEN II, L.L.C. - Request for a Variance TO ALLOW A 45-FOOT HIGH 672 SQUARE-FOOT ON-PREMISE SIGN WHERE A 12-FOOT HIGH 48 SQUARE-FOOT ON-PREMISE SIGN IS THE MAXIMUM PERMITTED on 2.67 acres at 3300 Winterhaven Street (APN 138-10-803-011), R-4 (High Density Residential) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION (unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Letter of a request to table by J. David Ellertsen

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested Item 27 [VAR-12401] be tabled in order to address staff's concerns.

(6:01 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-12450 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER:
NADER NOOROZIAN - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENCE on 0.14 acre at 901 Noorozian Court (APN 138-36-801-015), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION (unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

NATHAN GOLDBERG, Planning and Development Department, explained the property could accommodate the required setback with an alternative design. The hardship is self-imposed and staff recommended denial.

NADER NOOROZIAN, 575 Royal Crest Circle, appeared and explained that only an inch of the residence is 18 feet from the sidewalk but the rest of the building is in compliance.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 28 – VAR-12450

MINUTES – Continued:

COMMISSIONER STEINMAN was informed by staff and the applicant that the only issue was the front yard setback variance which was a improvement from the original request for 10 feet.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(9:46 – 9:49)

3-703

CONDITIONS:

Planning and Development

1. If approved, this Variance shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

2. The distance from the face of the garage door to the back of sidewalk shall be a minimum distance of 18 feet to prevent a car in the driveway from encroaching into the vehicular or pedestrian travel corridor.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - VAR-12689 – VARIANCE - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: WW CENTENNIAL HILLS, LLC - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 20 FEET WHERE A 75-FOOT SETBACK IS THE MINIMUM REQUIRED on a portion of 34.13 acres at the northwest corner of Oso Blanca Road and Horse Drive (APN 125-07-601-005), R-E (Residence Estates) Zone [CC (Community Commercial) Grand Canyon Village Special Land Use Designation] [PROPOSED: PD (Planned Development) Zone] [CC (Community Commercial) Grand Canyon Village Special Land Use Designation], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **TABLED**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 29 – VAR-12689

MINUTES:

The applicant requested Item 29 [VAR-12689] and Item 30 [SDR-12351] be tabled in order to work with Public Works Department to resolve right-of-way issues.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☐

DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-12351 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-12689 - PUBLIC HEARING - APPLICANT: MONTECITO COMPANIES - OWNER: WW CENTENNIAL HILLS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 262,475 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 34.13 acres at the northwest corner of Oso Blanca Road and Horse Drive (APN 125-07-601-005), R-E (Residence Estates) Zone [CC (Community Commercial) Grand Canyon Village Special Land Use Designation] and PD (Planned Development) Zone [PROPOSED: PD (Planned Development) Zone] [PROPOSED: CC (Community Commercial) Grand Canyon Village Special Land Use Designation], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **TABLED**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 30 – SDR-12351

MINUTES:

The applicant requested Item 29 [VAR-12689] and Item 30 [SDR-12351] be tabled in order to work with Public Works Department to resolve right-of-way issues.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-12279 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: ADAS, LLC - Request for a Special Use Permit FOR A PROPOSED 638-FOOT TALL BUILDING WITHIN THE McCARRAN AIRPORT OVERLAY DISTRICT at 2210 South Las Vegas Boulevard (APN 162-04-813-075), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO and TRUESDELL abstaining as he has an interest in the property across the street

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 31 [SUP-12279], Item 32 [SUP-12280] and Item 33 [SDR-12278].

MARIO SUAREZ, Deputy Director of Planning and Development Department, stated this proposal is consistent with the goals and objectives of the Downtown Centennial Plan and staff recommended approval.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 31 – SUP-12279

MINUTES – Continued:

GREG BORGEL, 300 South Fourth Street, appeared on behalf of the applicant and briefly described the proposal as being very similar to other mixed-use projects. He agreed to staff's conditions and respectfully requested approval.

ATTORNEY NEAL TOMLINSON, 3980 Howard Hughes Parkway, appeared on behalf of the neighboring property owners and expressed their support. MANUEL CORCHUELO, 224 Cincinnati Avenue, also appeared in support.

COMMISSIONER DUNNAM stated he would not support this proposal because it is only providing 37 percent of the required parking.

In response to COMMISSIONER EVANS' inquiry, MR. BORGEL explained the City has a parking standard but no legal requirement and pointed out the parking standard is lower within the Centennial Plan.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 31 [SUP-12279], Item 32 [SUP-12280] and Item 33 [SDR-12278].

(9:49 – 9:57)

3-787

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.06.080 for a project in the Airport Overlay District.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-12280), and Site Development Plan Review (SDR-12278).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. Clark County Department of Aviation approval is necessary prior to issuance of any building permits, with no change in flight patterns.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SUP-12280 - SPECIAL USE PERMIT RELATED TO SUP-12279 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: ADAS, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 2210 South Las Vegas Boulevard (APN 162-04-813-075), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO and TRUESDELL abstaining as he owns property within the notice area

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 31 [SUP-12279] for all related discussion.

(9:49 – 9:57)

3-787

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the mixed-use section.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 32 – SUP-12280

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-12278).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-12278 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12279 AND SUP-12280 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: ADAS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 46-STORY MIXED-USE DEVELOPMENT CONSISTING OF 246 RESIDENTIAL UNITS AND 2,345 SQUARE FEET OF COMMERCIAL SPACE on 0.53 acres at 2210 South Las Vegas Boulevard (APN 162-04-813-075), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

NOTE: APPLICATION IS BEING AMENDED TO INCLUDE WAIVERS OF THE STEPBACK, 70% FRONTAGE AND STREETScape REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN.

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO and TRUESDELL abstaining as he owns property within the notice area

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 31 [SUP-12279] for all related discussion.

(9:49 – 9:57)

3-787

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 33 – SDR-12278

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All City Code requirements and design standards of all City departments must be satisfied.
3. All development shall be in conformance with the site plan and building elevations, date stamped 03/10/06 except as amended by conditions herein.
4. The waiver from the Downtown Centennial Plan requirement for building stepbacks is hereby approved, based on the level of façade articulation detailed in the submitted elevations.
5. The waiver from the 70% frontage requirement for building placement is hereby approved, based on the pedestrian amenity areas provided at the base of each building.
6. The waiver from the Downtown Centennial Plan requirement for 11' wide sidewalks and five foot wide amenity area along Las Vegas Boulevard and Cleveland Avenue.
7. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 33 – SDR-12278

CONDITIONS – Continued:

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. A comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of material staging area; and the location and design of parking for all construction workers.
17. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
18. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
19. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
20. All signage must meet the requirements of the Las Vegas Boulevard Scenic Byway Overlay District.
21. Any new utility or power service line provided to the parcel shall be placed underground

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 33 – SDR-12278

CONDITIONS – Continued:

from the property line to the point of on-site connection or service panel location. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council.

22. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

23. Dedicate a 25-foot radius on the northwest corner of Las Vegas Boulevard and Cleveland Avenue.

24. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Design Standards concurrent with development of this site, except as amended by condition herein.

25. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

26. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

27. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.

28. Coordinate with the Collection Systems Planning Section of the Department of Public Works for assistance with determining an appropriate sewer connection point to provide service to this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

29. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 33 – SDR-12278

CONDITIONS – Continued:

drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

30. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

31. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.

32. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.

33. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

34. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

TABLED - RENOTIFICATION - SDR-10497 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PECOS PARTNERS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 29,800 SQUARE FOOT COMMERCIAL DEVELOPMENT AND WAIVERS OF THE PARKING LOT AND FOUNDATION LANDSCAPING REQUIREMENTS on 3.02 acres approximately 300 feet west of Pecos Road on Owens Avenue (APN 139-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

NOTE: AMENDED APPLICATION IS FROM A PROPOSED 29,800 SQUARE FOOT COMMERCIAL DEVELOPMENT TO A 24,000 SQUARE FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE BUILDING PLACEMENT STANDARDS

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 34 [SDR-10497] and Item 35 [VAR-13249].

GARY LEOBOLD, Planning and Development Department, explained these applications have been held several times to resolve design issues, but remain too intense with the proposed

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 34 – SDR-10497

MINUTES – CONTINUED:

heights that are incompatible with the area. Staff recommended denial.

SUE GREY, Pearlman Design Group, 2230 Corporate Circle, Suite 200, Henderson, appeared on behalf of the applicant. She pointed out the revisions to the site plan which increased the proposal's compatibility and appropriateness for the area. She justified the variance by pointing out that the roof shields all roof-mounted equipment, keeping the buildings' design is residential in character and consistent with the existing drug store. The existing drug store was similar in design and had been approved with a similar variance request. She accepted staff's conditions and respectfully requested approval.

COMMISSIONER STEINMAN observed that commercial development without requests for variances would be impossible on this parcel and expressed his support.

COMMISSIONER EVANS expressed his support for development but was concerned over the close proximity of these commercial uses to residential areas.

In response to COMMISSIONER GOYNES' inquiry, MS. GREY stated 10 homeowners were directly adjacent to the property and that she had received approval from three homeowners she was able to contact.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 34 [SDR-10497] and Item 35 [VAR-13249].

(9:58 – 10:10)

3-1078

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
2. All development shall be in conformance with the site plan and building elevations, date stamped 11/29/05 except as amended by conditions herein.
3. Any use that has a greater parking requirement under Title 19 than 1 space per 250 square feet is prohibited on this site. Such uses include, but are not limited to, the following: religious facilities, banks, medical or dental offices, medical or veterinarian clinics, a barber or beauty salon, taverns and restaurants.
4. A Waiver from Title 19.08.045 D3 is hereby approved, to allow no foundation

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 34 – SDR-10497

CONDITIONS – CONTINUED:

landscaping along the front portion of the building.

5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permit to reflect the provision of four additional landscape island planters, each containing a minimum of four five-gallon shrubs for each tree within provided planters.

6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10 All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12 Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

13 A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 34 – SDR-10497

CONDITIONS – CONTINUED:

14 All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-13249 - VARIANCE RELATED TO SDR-10497 - PUBLIC HEARING - APPLICANT/OWNER: PECOS PARTNERS, LLC - Request for a Variance TO ALLOW A PROPOSED 20-FOOT TALL BUILDING 40 FEET FROM THE REAR (SOUTH) PROPERTY LINE WHERE 60 FEET IS THE MINIMUM SETBACK REQUIRED; TO ALLOW A SECOND PROPOSED 20-FOOT TALL BUILDING 26 FEET FROM THE REAR (SOUTH) PROPERTY LINE WHERE 60 FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW A THIRD PROPOSED 20-FOOT TALL BUILDING 10 FEET FROM THE SIDE (WEST) PROPERTY LINE WHERE 60 FEET IS THE MINIMUM SETBACK REQUIRED on 3.02 acres approximately 300 feet west of Pecos Road on Owens Avenue (APN 139-25-516-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 34 [SDR-10497] for all related discussion.

(9:58 – 10:10)

3-1078

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 35 – VAR-13249

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-10497) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-12649 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: INTERACTIVE RIDES - OWNER: STRATOSHERE GAMING CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED 6,880 SQUARE FOOT ADDITION TO AN EXISTING HOTEL/CASINO on 5.00 acres at 2000 South Las Vegas Boulevard (APNs 162-03-301-016, 162-03-401-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with TRUESEDELL abstaining as he has interest in a property within the notice area

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development Department, explained this proposal is to remove an existing roller-coaster to make room for a lounge and nightclub expansion of the existing restaurant. Staff recommended approval as this project would have little to no impact on the surrounding area.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 36 – SDR-12649

MINUTES – CONTINUED:

CLAY SLADE, Logan, Utah, appeared on behalf of the applicant, agreed to staff's conditions, and respectfully requested approval.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(10:10 – 10:13)

3-1539

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, date stamped 03/28/06 and 04/05/06, except as amended by conditions herein.
2. Conformance to all applicable regulatory criteria pertaining to amusement rides.
3. Conformance to all Conditions of Approval of Z-0167-94 and other related applications.
4. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MOD-11449 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT/OWNER:
GREAT MALL OF LAS VEGAS, LLC - Request for a Major Modification of the Town Center Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: GC-TC (GENERAL COMMERCIAL) TO: UC-TC (URBAN CENTER MIXED USE) on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway (APN 125-20-201-001), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

NOTE: THE APPLICATION HAS BEEN AMENDED TO CHANGE APN 125-20-201-001 TO APN 125-21-201-001 AND TO AMEND TOTAL ACREAGE TO 24.91 ACRES

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the June 8, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 37 – MOD – 11449

MINUTES:

The applicant requested Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444] and Item 40 [SDR-10126] be held in abeyance to the 6/8/2006 Planning Commission Meeting in order to notice the correct parcels and include an application for a waiver of Town Center standards.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-13505 - VARIANCE RELATED TO MOD-11449 - PUBLIC HEARING - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Variance TO ALLOW 15 PERCENT OPEN SPACE WHERE A MINIMUM OF 20 PERCENT OPEN SPACE IS REQUIRED on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway (APNs 125-20-601-003 and 005; 125-20-602-002, 003, and 005 through 008; and 125-20-603-001 through 004), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

NOTE: THE APPLICATION HAS BEEN AMENDED TO CHANGE APN 125-20-201-001 TO APN 125-21-201-001, AND TO DELETE APNs 125-20-601-003 AND 005, 125-20-602-002, 003 AND 005 THROUGH 008; AND 125-20-603-001 THROUGH 004, AND TO AMEND THE TOTAL ACREAGE TO 24.91 ACRES

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the June 8, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 38 – VAR – 13505

MOTION – Continued:

13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested Item 37 [MOD-11449]. Item 38 [VAR-13505], Item 39 [SUP-11444] and Item 40 [SDR-10126] be held in abeyance to the 6/8/2006 Planning Commission Meeting in order to notice the correct parcels and include an application for a waiver of Town Center standards.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-11444 - SPECIAL USE PERMIT RELATED TO MOD-11449 AND VAR-13505 - PUBLIC HEARING - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Special Use Permit TO ALLOW A DEVELOPMENT IN EXCESS OF TWELVE STORIES AND WAIVER FROM THE 330-FOOT DISTANCE SEPARATION REQUIREMENT FROM SINGLE FAMILY RESIDENCES on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito Parkway (APN 125-20-201-001, 125-20-601-003, 005; 125-20-603-001 through 004; 125-20-602-002, 003, 005 through 008), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

NOTE: THE APPLICATION HAS BEEN AMENDED TO CHANGE APN 125-20-201-001 TO APN 125-21-201-001; AND ADD APN 125-20-601-006

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the June 8, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 39 – SUP – 11444

MINUTES:

The applicant requested Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444] and Item 40 [SDR-10126] be held in abeyance to the 6/8/2006 Planning Commission Meeting in order to notice the correct parcels and include an application for a waiver of Town Center standards.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-10126 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-11449, VAR-13505 AND SUP-11444 - PUBLIC HEARING - APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC - Request for a Site Development Plan Review FOR A PROPOSED 1,575,000 GROSS SQUARE-FOOT MIXED-USE REGIONAL MALL WITH 900 RESIDENTIAL UNITS AND WAIVERS OF MAIN TRANSITION ZONE, TOWN CENTER CORE AND TOWN CENTER URBAN ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; AND TO ALLOW 15.4 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED ON THE TOWN CENTER PORTION OF THE PROJECT on 49.82 acres at the northeast corner of Grand Montecito Parkway and Deer Springs Way (APNs 125-20-201-001, 125-20-601-003, 005; 125-20-603-001 through 004; 125-20-602-002, 003, 005 through 008), T-C (Town Center) Zone [PROPOSED: UC-TC (Urban Center Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

NOTE: THE APPLICATION HAS BEEN AMENDED FROM A WAIVER OF THE TOWN CENTER URBAN ZONE TO A WAIVER OF THE TOWN CENTER EDGE ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; TO REMOVE THE WAIVER TO ALLOW A REDUCTION IN OPEN SPACE; TO ADD A WAIVER OF TOWN CENTER SETBACK REQUIREMENTS; TO AMEND APN 125-20-201-001 TO APN 125-21-201-001; AND TO ADD APN 125-20-601-006

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the June 8, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 40 – SDR – 10126

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested Item 37 [MOD-11449]. Item 38 [VAR-13505], Item 39 [SUP-11444] and Item 40 [SDR-10126] be held in abeyance to the 6/8/2006 Planning Commission Meeting in order to notice the correct parcels and include an application for a waiver of Town Center standards.

(6:01 – 6:11)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-12932 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NEVADA EQUITIES, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on a 0.29-acre portion of a 4.14-acre site at the northeast corner of Torrey Pines Drive and Garwood Avenue (a portion of APN 138-35-517-000), Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 41 [ZON-12932], Item 42 [VAR-12933], Item 43 [VAR-13352], Item 44 [VAC-12934] and Item 45 [SDR-12930].

GARY LEOBOLD, Planning and Development Department, stated the proposed rezoning is recommended because it is consistent with the surrounding area. Staff could not support the other related applications as they are self-imposed hardships resulting from the applicant's attempt to overbuild the site. Regarding to the vacation, the applicant requested to retain complete control of the vacated area instead of splitting the land with the adjacent property owners.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 41 – ZON-12932

MINUTES – Continued:

ATTORNEY CRAIG BURR, 2600 Paso Verde Parkway, appeared on behalf of the applicant and explained this proposal would replace the six buildings lost to the Nevada Department of Transportation's expansion of the US95 highway. The setback issues resulted from the consideration of Torrey Pines Drive as the front of the property and designing the project to meet setback requirements from that perspective. When staff evaluated the project, Garwood Avenue was established as the front of the property; however, the applicant preferred the site plan that oriented towards Torrey Pines Drive which resulted in the setback variance applications. The residential adjacency variance was needed to maintain consistency because the original project had been built under different standards. The applicant had the approval of the adjacent neighbor for the vacation, and the applicant would provide cross-easement access to their property.

In response to COMMISSIONER TRUESEDELL'S inquiries, ATTORNEY BURR stated the existing buildings were being renovated. MR. LEOBOLD confirmed that the density would be approximately 17 units to the acres and also that the reduction of two units would be an improvement.

In response to COMMISSIONER STEINMAN'S request for clarification, MR. LEOBOLD explained the Code designates the narrowest frontage of the property as the front and that was communicated to the applicant. COMMISSIONER STEINMAN observed that maintaining the existing setbacks would not have a major impact on the neighbors.

ATTORNEY BURR informed COMMISSIONER DAVENPORT that this proposal is for condominiums and added the neighbors had requested the wall adjacent to Garwood Avenue be as high as possible to prevent children from climbing over it.

ATTORNEY BURR further requested permission to place the air conditioning units on the roof to maintain consistent architecture and to not perform a drainage study since the project would not be changing drainage in any way. BART ANDERSON, Public Works Department, explained a drainage study is required as the applicant will be changing the grade of the property.

During the crafting of the motions, MARGO WHEELER, Director of Planning and Development Department, informed the Commissioners that amending the conditions for the site plan review application would keep the project in compliance with the other applications. In response to COMMISSIONER DAVENPORT'S efforts to protect the adjacent neighbor, MR. ANDERSON explained the requirement to supply written approval from that neighbor and a property deed before the City would record the vacation. In response to DEPUTY CITY ATTORNEY

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 41 – ZON-12932

MINUTES – Continued:

BRYAN SCOTT’S suggestions to ensure the enforceability of the applications, MR. LEOBOLD assured the Commissioners the City was already protected by standard conditions within the applications. He also stated that prohibiting air conditioners on the roof was not a Code requirement, but a standard condition and COMMISSIONER DAVENPORT crafted a motion to allow the applicant to place the air conditioners on the roof.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 41 [ZON-12932], Item 42 [VAR-12933], Item 43 [VAR-13352], Item 44 [VAC-12934] and Item 45 [SDR-12930].

(10:13 – 10:44)

3-1652

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.

Public Works

2. The submitted petition of Vacation VAC-12934, shall record prior to the issuance of any building permits or the recordation of a Final Map for this site, whichever may occur first.
3. Coordinate with the City Surveyor to determine the appropriate mapping required to establish property boundaries as proposed for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-12933 - VARIANCE RELATED TO ZON-12932 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA EQUITIES, LLC - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A 17-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 4.14 acres at the northeast corner of Torrey Pines Drive and Garwood Avenue (APN 138-35-517-000), R-3 (Medium Density Residential) Zone and R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 41 [ZON-12932] for all related discussion.

(10:13 – 10:44)

3-1652

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 42 – VAR-12933

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12932), and Site Development Plan Review (SDR-12930) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-13352 - VARIANCE RELATED TO ZON-12932 AND VAR-12933 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA EQUITIES, LLC - Request for a Variance TO ALLOW A 52-FOOT SETBACK FROM SINGLE-FAMILY RESIDENTIAL PROPERTIES WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A 72-FOOT SETBACK in conjunction with a proposed 34-unit addition to an existing condominium development on 4.36 acres at the northeast corner of Torrey Pines Drive and Garwood Avenue (APN 138-35-517-000), R-3 (Medium Density Residential) Zone and R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 41 [ZON-12932] for all related discussion.

(10:13 – 10:44)

3-1652

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-12934 - VACATION RELATED TO ZON-12932, VAR-12933, AND VAR-13352 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA EQUITIES, LLC - Petition to Vacate Crestline Drive north of Garwood Avenue, Ward 1 (Tarkanian).

SET DATE: 06/07/06

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 41 [ZON-12932] for all related discussion.
(10:13 – 10:44)

3-1652

CONDITIONS:

1. The limits of this Vacation shall be all portions of Crestline Drive (including the full cul-de-sac and spandrels) located north of Garwood Avenue.
2. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant, so that an un-

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 44 – VAC-12934

CONDITIONS – Continued:

maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-12932 may be used to satisfy this requirement provided that it addresses the area to be vacated.

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

6. All development shall be in conformance with code requirements and design standards of all City Departments.

7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-12930 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-12932, VAR-12933, VAR-13352 AND VAC-12934 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA EQUITIES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 34-UNIT ADDITION TO AN EXISTING CONDOMINIUM DEVELOPMENT AND A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING on 4.14 acres at the northeast corner of Torrey Pines Drive and Garwood Avenue (APN 138-35-517-001), R-3 (Medium Density Residential) Zone and R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions, deleting Condition 10 and adding the following condition:

- The application shall be amended from 34 units to 32 units, removing one unit from the southern side of Buildings 1 and 2.

– UNANIMOUS

NOTE: An initial motion by DAVENPORT for APPROVAL was rescinded by DAVENPORT. Both motions carried unanimously.

To be heard by the City Council on 6/21/2006

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 45 – SDR-12930

MINUTES:

NOTE: See Item 41 [ZON-12932] for all related discussion.

(10:13 – 10:44)

3-1652

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-12932), Vacation (VAC-12934), and Variances (VAR-12933 and VAR-13352) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/11/06 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a reduction of perimeter buffer widths along the south and east property lines, and to allow 51 perimeter trees where 61 are required.
5. An Exception from Title 19.12 is hereby approved, to allow zero parking lot trees where four are required.
6. The minimum distance between buildings shall be 10 feet.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 45 – SDR-12930

CONDITIONS – Continued:

9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Gated entry drives, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 45 – SDR-12930

CONDITIONS – Continued:

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-12932 and all other applicable site-related actions.

20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-12546 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ALMARIO AND ELVIRA SATSATIN - Request for a Variance TO ALLOW NINE PARKING SPACES WHERE 16 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED AND TO ALLOW NO LOADING SPACE WHERE ONE LOADING SPACE IS REQUIRED on 0.31 acres adjacent to the north side of Charleston Boulevard, approximately 425 feet west of Upland Boulevard (APN 138-36-406-008), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – DENIED – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 46 [VAR-12546], Item 47 [VAR-12547], Item 48 [SUP-12807] and Item 49 [SDR-12545].

NATHAN GOLDBERG, Planning and Development Department, stated staff does not consider the site suitable for the proposed development. The project is considered too intense, the variances are self-imposed hardships; therefore, staff recommended denial.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 46 – VAR – 12546

MINUTES:

OSCAR O'KEEFE, 4495 West Hacienda Avenue, appeared on behalf of the applicant and explained the lot size constraints cause the need for the variances.

CHAIRMAN TROWBRIDGE observed that the project had insufficient parking for customers and employees.

COMMISSIONER TRUESDELL expressed concern that the project's driveway is directly adjacent to the neighboring apartment complex's double driveway and stated he could not support these applications.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 46 [VAR-12546], Item 47 [VAR-12547], Item 48 [SUP-12807] and Item 49 [SDR-12545].

(10:44 – 10:49)

3-3050

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-12547 - VARIANCE RELATED TO VAR-12546 - PUBLIC HEARING - APPLICANT/OWNER: ALMARIO AND ELVIRA SATSATIN - Request for a Variance TO ALLOW NO SETBACK IN THE SIDE YARD AREA WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED on 0.31 acres adjacent to the north side of Charleston Boulevard, approximately 425 feet west of Upland Boulevard (APN 138-36-406-008), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUEDELL – DENIED – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 46 [VAR-12546] for all related discussion.

(10:44 – 10:49)

3-3050

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-12807 - SPECIAL USE PERMIT RELATED TO VAR-12546 AND VAR-12547 - PUBLIC HEARING - APPLICANT/OWNER: ALMARIO AND ELVIRA SATSATIN - Request for a Special Use Permit FOR AN AUTO REPAIR GARAGE, MINOR adjacent to the north side of Charleston Boulevard, approximately 425 feet west of Upland Boulevard (APN 138-36-406-008), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – DENIED – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 46 [VAR-12546] for all related discussion.

(10:44 – 10:49)

3-3050

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-12545 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-12546, VAR-12547, AND SUP-12807 - PUBLIC HEARING - APPLICANT/OWNER: ALMARIO AND ELVIRA SATSATIN - Request for a Site Development Plan Review FOR A PROPOSED 1,920 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR AND A WAIVER OF PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 0.31 acres adjacent to the north side of Charleston Boulevard, approximately 425 feet west of Upland Boulevard (APN 138-36-406-008), R-1 (Single Family Residential) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TRUESDELL – DENIED – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 46 [VAR-12546] for all related discussion.

(10:44 – 10:49)

3-3050

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-12769 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AARON L. TEMPLE - Request for a Variance TO ALLOW A PROPOSED 10-FOOT WALL IN THE SIDE AND REAR YARDS WHERE EIGHT FEET IS THE MAXIMUM ALLOWED AND TO ALLOW AN EIGHT-FOOT WALL WITH 9.7-FOOT PILASTERS IN THE FRONT YARD WHERE FOUR FEET WITH THE TOP TWO FEET 50% OPEN IS THE MAXIMUM ALLOWED on 0.89 acres at 2715 Alta Drive (APN 139-32-701-001), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Letter requesting an increase to the height of the wall by Pete Larez and telephone protest by Barbara Barberini

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 50 – VAR – 12769

MINUTES:

The applicant requested to hold Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting in order to notice a higher proposed wall height.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-12782 - VARIANCE - PUBLIC HEARING - APPLICANT: JAMES E. STROH - OWNER: NORTHBROOKE, LLC, ET AL - Request for a Variance TO ALLOW 361 PARKING SPACES WHERE 412 IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED CHURCH/HOUSE OF WORSHIP on 7.84 acres adjacent at 4275, 4285, 4295, 4305, 4315, 4325, and 4335 North Rancho Drive (APNs 138-02-712-005, 006, 007, 009, 010, 011 and 012), C-2 (General Commercial) Zone, Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the June 8, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested to hold Item 51 [VAR-12782] to the 6/8/2006 Planning

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 51 – VAR – 12782

MINUTES -- Continued:

Commission Meeting in order explore options to resolve the variance.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-12784 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FERDINAND AND GLORIA CASIDO - Request for a Variance TO ALLOW A ZERO FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED, A ZERO FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, AND A RESIDENTIAL ADJACENCY SETBACK OF 46 FEET WHERE 72 FEET IS THE MINIMUM SETBACK REQUIRED on 0.62 acres adjacent to the north side of Cheyenne Avenue, approximately 580 feet east of Jones Boulevard (APN 138-12-416-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he owns an interest in the adjacent Vons center.

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 52 [VAR-12784], Item 53 [VAR-13307] and Item 54 [SDR-12783].

MARIO SUAREZ, Planning and Development Department, explained these applications are considered a self-imposed hardship and recommended denial.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 52 – VAR – 12784

MINUTES – Continued:

RICHARD THRELFALL, 6512 West Diablo Drive, project architect, appeared on behalf of the applicant and explained this property was the unfinished portion of the original commercial development. The original plans accommodated the parking needs of this parcel within the overall parking scheme, but subsequently subdivision separated the parcels. MR. THRELFALL stated that he was continuing the existing architectural scheme which was in place before the residential adjacency requirement. He had obtained cross-access agreements for the surrounding parking lots and, at staff's suggestion, maximized the amount of parking.

COMMISSIONER STEINMAN expressed his support, observed the proposal was surrounded by plentiful parking and stated the parking variance was not an issue because the applicant had obtained cross-easements. MR. LEOBOLD replied that because the parcel is separate from the existing development, Code requires self-contained parking as there is no way to monitor or regulate cross-easement agreements.

In response to COMMISSIONER EVANS' request for clarification, MR. THRELFALL explained the zero setbacks occur where the building abuts the existing development and stated the adjacent neighbors had not responded to the notices regarding these applications.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 52 [VAR-12784], Item 53 [VAR-13307] and Item 54 [SDR-12783].

(10:49 – 10:59)

3-3328

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-13307) and Site Development Plan Review (SDR-12783) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-13307 - VARIANCE RELATED TO VAR-12784 - PUBLIC HEARING - APPLICANT/OWNER: FERDINAND AND GLORIA CASIDO - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 28 SPACES IS THE MINIMUM NUMBER OF SPACES REQUIRED FOR AN EXISTING COMMERCIAL DEVELOPMENT on 0.62 acres adjacent to the north side of Cheyenne Avenue, approximately 580 feet east of Jones Boulevard (APN 138-12-416-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he owns an interest in the adjacent Vons center.

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 52 [VAR-12784] for all related discussion.

(10:49 – 10:59)

3-3328

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-12784) and Site Development Plan Review (SDR-12783) shall be required.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 53 – VAR – 13307

CONDITIONS -- Continued:

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-12783 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-12784 AND VAR-13307 - PUBLIC HEARING - APPLICANT/OWNER: FERDINAND AND GLORIA CASIDO - Request for a Site Development Plan Review FOR A PROPOSED 7,000 SQUARE-FOOT ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT on 0.62 acres adjacent to the north side of Cheyenne Avenue, approximately 580 feet east of Jones Boulevard (APN 138-12-416-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining as he owns an interest in the adjacent Vons center.

To be heard by the City Council on 6/21/2006

MINUTES:

NOTE: See Item 52 [VAR-12784] for all related discussion.

(10:49 – 10:59)

3-3328

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for related Variances (VAR-12784 and VAR-13307) shall be required.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 54 – SDR – 12783

CONDITIONS -- Continued:

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site and landscape plan date stamped 05/04/06 and building elevations date stamped 04/03/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.040.A is hereby approved, to allow no perimeter buffers or landscaping along the north, west and east property lines.
5. An Exception from Title 19.10.010.J(11) is hereby approved, to allow no additional landscape islands or landscaping within the parking area.
6. Only retail uses shall be permitted.
7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to provide two handicap-accessible spaces. One of the spaces shall be van-accessible.
8. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect features and materials that show visual interest on the east elevation. These features must match those of the south elevation.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 54 – SDR – 12783

CONDITIONS -- Continued:

13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements, if any, on Cheyenne Avenue adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

16. No building or structures shall be allowed to encroach within the existing sanitary sewer and drainage easements (Documents No. 1402:1361692 and No. 1402:1361693) located at the northeast corner of this site.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

18. Site development to comply with all applicable conditions of approval for Z 120 78, the Cheyenne Plaza (Commercial Subdivision) and all other site related actions as required by the Department of Public Works.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-12903 - VARIANCE - PUBLIC HEARING - APPLICANT: PAUL ROBARTS - OWNER: SAHARA 2, LLC - Request for a Variance TO ALLOW 29 PARKING SPACES WHERE 34 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED BARBER SHOP WITHIN AN EXISTING RETAIL CENTER on 0.49 acres at 4011 West Sahara Avenue (APNs 162-07-511-010 and 011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that the applicant is seeking relief from the parking provisions of the zoning code to enable a barbershop. The site is currently parking impaired and is already the subject of an approved variance that allowed the reduction of parking from 32 to 29 spaces. If viewed as a whole, the entire retail center would be required to provide 45 spaces. The same variance also waived a number of setback and trash enclosure requirements indicating an overbuilt situation. MR. LEOBOLD indicated that the

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 55 – VAR-12903

MINUTES – Continued:

applicant has not met the burden of proof for granting this variance and he recommended denial.

PAUL ROBARTS, Manager, stated that parking is not an issue since only three chairs are available in the barbershop and all three are not used at once. He requested approval.

COMMISSIONER TRUESDELL questioned if this business was formally referred to as a beauty salon and MR. ROBARTS responded that in order for the business to be classified as a beauty salon, you need to have at least 12 chairs and other services available.

COMMISSIONER EVANS supported the parking waiver since the barbershop consists of only three chairs.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(10:59 – 11:03)

4-136

CONDITIONS:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-12913 - VARIANCE - PUBLIC HEARING - APPLICANT: THE ASTORIA CORPORATION - OWNER: ASTORIA ALEXANDER, LLC - Request for a Variance TO ALLOW ONE ENCLOSED OFF-STREET PARKING SPACE WHERE TWO ENCLOSED OFF-STREET SPACES IS THE MINIMUM REQUIRED FOR 371 LOTS on 30.0 acres adjacent to the southwest corner of Alexander Road and the I-215 Beltway (APNs 137-12-101-004, 005, 006, 010, 012, 013, and 015), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [ML (Medium-Low Density Residential) Lone Mountain West Special Land Use Designation], Ward 4 (Brown).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – Motion carried with TROWBRIDGE and EVANS voting NO

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROBRIDGE declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated this needed variance was discovered during civil review and is a late addition to a current project. He explained there was an application for a residential development and because it is in Lone Mountain West, there was

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 56 – VAR-12913

MINUTES – Continued:

a need for a Major Modification to allow three story units and increase density. There were also waivers pertaining to private drive standards and building setbacks and three variances to reduce open space, reduce parking standards and increase retaining wall heights. MR. LEOBOLD noted that the parking variance allowed 557 where 742 spaces were required. When the application was submitted for civil review, two models were reduced to one-car garages, which satisfied Title 19 but not the Lone Mountain West Plan. Section 6.2.3 of the Lone Mountain West Plan states that improperly treated automobile parking and onsite circulation can degrade the visual quality and integrity of the neighborhood. For that reason, each single family unit shall include a minimum of two enclosed off-street parking spaces. MR. LEOBOLD stated that approval of this request would allow more cars in the street and create a cluttered look.

ATTORNEY TABITHA KEETCH, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She noted this site plan was submitted with five other elevations and was ultimately approved in November or December of 2005. Two of the five elevations had a single-car garage with an 18-foot driveway and three had a two-car garage with a 10 foot driveway. As part of the site plan's approval, a condition required that driveways must be five feet or less or 18 feet or more but was denied. ATTORNEY KEETCH presented this plan, as it is consistent with the conditions of approval of the original site plan and she detailed the plan.

ATTORNEY KEETCH described the floor plan, noting a one-car garage with a two-car driveway satisfying the need for two unimpeded parking spaces. The original parking variance approved would not be affected by this revised floor plan and all conditions associated with the variance could still be met. Although the City does not recognize impeded spaces, she stated that this application would improve the situation being that two parking spaces would be accommodated in addition to the one garage space. She respectfully requested approval.

COMMISSIONER EVANS stated he would not support these applications and expressed concern about the community that would result from this request. The Lone Mountain West plan encourages porch activity and neighborly visits while this proposal would discourage that atmosphere by placing more vehicles in the driveways.

ATTORNEY KEETCH clarified that the Lone Mountain West Plan requires two enclosed parking spaces to encourage garage use. She stated that the proposed driveway would be 18 feet in length rather than the customary 16 feet. CHAIRMAN TROWBRIDGE noted that many vehicles are longer than 18 feet and stated 16 feet would be too narrow. ATTORNEY KEETCH was unable to determine if a sidewalk is included in the design plans of the development but emphasized that this application is an attempt to address the original conditions of approval and

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 56 – VAR-12913

MINUTES – Continued:

that the modifications of the floor plans would not diminish the quality of the project.

COMMISSIONER DAVENPORT stated that when the project was approved, it was with the understanding that all parking would be garaged. MR. LEOBOLD confirmed that the original site plan limited the overall single-car garage units in the total development to 50 percent of the total unit count. This condition sufficed until the determination of how many of which models would be built in the development. COMMISSIONER DAVENPORT acknowledged the City Ordinance in conjunction with Lone Mountain West, and stated that the commissioners are considering whether outside of garage parking is sufficient to both plans.

ATTORNEY KEETCH reiterated the reason for presenting five plans at the origination of the project and emphasized that this request is an effort to address the driveway requirement of 18 feet or more versus five feet or less. Of the five plans, two have now been modified to allow one more car to be parked in the driveway.

COMMISSIONER TRUESDELL expressed understanding for the suggestion of providing tandem parking for these models; however, he remained perplexed about having three cars on one site. MR. LEOBOLD stated that allowing a car to be parked on the street would negatively affect the streetscape of the project and stated that it would be difficult to monitor the condition that limited single-car garages to 50 percent of the total units since the buyers would select the model of their choice. The problem could possibly be controlled if the builder would attempt to limit the number of available units to a certain amount and then cease availability of that model so as to honor the condition. MR. LEOBOLD further clarified that the provision affects all lots regardless of the two modified models. COMMISSIONER TRUESDELL expressed a liking for this project but recognized the difficulty of satisfying both plans.

At the request of COMMISSIONER STEINMAN, MR. LEOBOLD explained that Title 19 does not honor a parking space that is impeded by another vehicle and is the reason that the garage space would not count as a valid parking space. COMMISSIONER STEINMAN supported the application as presented.

(11:03 – 11:26)

4-258

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Major Modification (MOD-8637), Rezoning (Z-0024-99), Waiver (WVR-8638), Variances (VAR-8636, VAR-8692 and VAR-9903) and Site Development Plan Review (SDR-8635) shall be required.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 56 – VAR-12913

CONDITIONS – Continued:

Planning and Development

1. Conformance to the Conditions of Approval for Major Modification (MOD-8637), Rezoning (Z-0024-99), Waiver (WVR-8638), Variances (VAR-8636, VAR-8692 and VAR-9903) and Site Development Plan Review (SDR-8635) shall be required.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-12926 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VICTOR E. AND DONNA V. TORRES - Request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE THREE FEET TALLER THAN THE MAIN BUILDING on 0.47 acres at 5321 North Lisa Lane (APN 125-33-202-007), R-E (Residence Estates) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with STEINMAN voting NO and TRUESDELL not voting

This is Final Action

MINUTES:

CHAIRMAN TROWBRIDGED declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, reported that the proposal would allow an accessory structure that would include a workshop and parking. Because of the size of the property and the location of the proposed structure, he recommended approval.

VICTOR TORREZ, 5321 Lisa Lane, announced his agreement with all conditions.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 57 – VAR-12926

MINUTES – Continued:

COMMISSIONER DUNNAM requested MR. TORREZ be restricted from commercial enterprise on his residential property and MR. TORREZ agreed. COMMISSIONER STEINMAN concurred with that precaution and questioned why the structure must be constructed so tall. MR. TORREZ stated that the accessory structure would comprise of 1500 square feet and the available door is 10 feet tall to could accommodate his trailer.

No one appeared in opposition.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.
(11:26 – 11:29)

4-1013

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. A Special Use Permit shall be required if the structure is made habitable.

Public Works

3. Coordinate with the Clark County Health District to determine if the existing septic system permit will accommodate the additional square footage of the dwelling; if not coordinate with the City of Las Vegas Collection Systems Planning Section of the Department of Public Works regarding connection to the City of Las Vegas sewer system.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-12177 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC./WYCOFF NEWBERG CORPORATION - Request for a Special Use Permit FOR AN EXISTING OUTDOOR STORAGE/SALES WITHIN TOWN CENTER at the northwest corner of US-95 North and Tule Springs Road (APNs 125-17-802-003 and 007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Plan Designation], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1259

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Petition of support with 1259 signatures by Mark Nusall

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 3 as read for the record as follows:

3. This approval shall be subject to a one-year required review in order for the applicant to demonstrate compliance with the conditions of approval for this site.

– UNANIMOUS

To be heard by the City Council on 7/12/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open for Item 58 [SUP-12177] and Item 59 [SDR-12175].

GARY LEOBOLD, Planning and Development Department, explained the request pertains to an

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 58 – SUP-12177

MINUTES – Continued:

existing tree-growing/storage yard. The majority of the subject property is located in Clark County and the smaller triangular site is part of the City. MR. LEOBOLD stated there is not a business license for the City portion of the site so an administrative site plan was issued for a temporary garden supply facility along with many conditions. He reported that two lots on the parcel were not part of the one-lot site plan and briefly outlined the conditions related that have not been met. MR. LEOBOLD depicted pictures of the site in non-conformance and noted that Nevada Department of Transportation (NDOT) supports the City's position regarding street improvements. He recommended denial of the applications and read a suggested amendment to the conditions if approved.

MARK NUSAW, 1702 East Palo Verde Drive, Phoenix Arizona, Chief Operations Officer of Moon Valley Nurseries, explained the land's approved use never came to be, stated that Moon Valley Nursery is only interested in storing trees at that location and agreed to build a wall around the property. He agreed to honor all City improvements imposed along as well as moving the position of the wall and install any landscaping required. MR. NUSAW emphasized the property is used to store trees and stated that many of the facts disputed pertain to the County property.

MR. LEOBOLD provided pictures of the subject property and assured the Commissioners that all County parcels be disregarded in an effort to provide an accurate display of the City's concerns. He stated that the Planning Department has attempted to contact the owner but has been unsuccessful. MR. NUSAW announced that BILL CURRAN is the owner's attorney but MR. LEOBOLD indicated that after contacting ATTORNEY CURRAN, he was informed that ATTORNEY CURRAN no longer represents Moon Valley Nursery.

COMMISSIONER DUNNAM suggested a pilaster and wrought iron fence to provide a view of their product. Having the wall constructed of these materials would offer a pleasing view of the stored trees and MR. NUSAW agreed. COMMISSIONER EVANS agreed with the suggestion but expressed concern for the conditions of approval pertaining to the removal of billboards and signs.

MR. NUSAW confirmed that the owner does not wish to remove the billboards on the property since they provide revenue and allow for a discounted lease. MR. LEOBOLD noted that the billboards onsite are allowed but he could not report any information about the status of their condition.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 58 – SUP-12177

MINUTES – Continued:

MARGO WHEELER, Director of Planning and Development, referenced an amendment to Condition 1 of Item 58 [SUP-12177] and Condition 1 of Item 59 [SDR-12175]. She added a condition to require the perimeter wall be constructed of wrought iron and pilaster, that all necessary business licenses shall be applied for within 10 days of final project approval, that no banners or temporary signs shall be placed on any perimeter walls or fences, and that no temporary construction dumpsters or storage containers shall be allowed onsite. MR. LEOBOLD requested the representative provide the Planning and Development with updated contact information for the owner of Moon Valley Nursery. CHAIRMAN TROWBRIDGE requested clarification about Condition 5 of Item 58, and MS. WHEELER responded that all research involving the billboard status would be reviewed prior to their hearing before Council.

COMMISSIONER DAVENPORT obtained MR. NUSAW'S agreement to all conditions and suggested MR. NUSAW contact COUNCILMAN ROSS'S office prior to the hearing before Council. COMMISSIONER EVANS request immediate action for the removal of any trash and unauthorized signs. MR. NUSAW agreed to honor that request in a timely manner.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed for Item 58 [SUP-12177] and Item 59 [SDR-12175].

(11:24 – 11:54)
4-1118

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements outlined in the "Development Uses" section Town Center Development Standards Manual for Outdoor Storage/Sales use
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-12175) shall be required.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
5. Within 2 years of approval of this Special Use Permit by City Council, a required review must be heard by the Planning Commission and City Council in order to ensure that all of the requirements for this Special Use Permit and Site Development Plan Review (SDR-12175) have been met.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-12175 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12177 - PUBLIC HEARING - APPLICANT: MOON VALLEY NURSERY - OWNER: AMERICAN GEAR REDUCTION, INC./WYCOFF NEWBERG CORPORATION - Request for a Site Development Plan Review FOR AN EXISTING OUTDOOR STORAGE/SALES YARD on 5.22 acres at the northwest corner of US-95 North and Tule Springs Road (APNs 125-17-802-003 and 007), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Town Center Land Use Designation], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Petition of support with 1259 signatures by Mark Nusall for Items 58 and 59 filed under Item 58

MOTION:

DAVENPORT – APPROVED subject to conditions and amending Condition 1 as read for the record as follows:

1. This approval shall be subject to a one-year required review in order for the applicant to demonstrate compliance with the conditions of approval for this site.

And adding the following conditions:

- The perimeter wall shall be wrought iron and pilaster subject to approval of the Planning and Development Department staff.
- All necessary business licenses shall be applied for within 10 days of final project approval.
- No banners or any temporary signs shall be placed on any perimeter walls or fences.
- No temporary construction dumpsters nor a storage container shall be allowed onsite.
- **UNANIMOUS**

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 59 – SDR – 12175

MOTION – Continued:

To be heard by the City Council on 7/12/2006

MINUTES:

NOTE: See Item 58 [SUP-12177] for all related discussion.

(11:24 – 11:54)

4-1118

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/26/06, except as amended by conditions herein.
3. Garden tools, supplies, and fertilizer and non - living material shall be stored only within an enclosed building or other area screened from view from any abutting streets or adjacent residential property.
4. A Waiver from Town Center Landscape Standards is hereby approved, to allow six feet of perimeter landscape area where 15 feet is required, to allow no trees in the parking area where 14 are required, and to allow two percent of open space where 20% is required.
5. The existing billboards on this parcel must be removed within 90 days of City Council approval.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 59 – SDR – 12175

CONDITIONS – Continued:

will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Construct half-street improvements on Tule Springs Road adjacent to this site and construct a minimum of two lanes of pavement, west of centerline, north from this site to the northern boundary of the adjacent parcel to eliminate a sawtooth condition within 24 months of City Council approval. Appropriate plan submittals and permits shall be approved and obtained as required by Clark County and/or the Nevada Department of Transportation for any work within those jurisdictions. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Provide a copy of a recorded Joint Access Agreement between all four parcels that comprise Moon Valley Nursery prior to the issuance of any permits.
14. The proposed driveway accessing Tule Springs Road through the adjacent property to the north (Assessor's Parcel Number 125-17-802-005) should be designed, located and constructed in accordance with Standard Drawing #222A and shall be approved by the Nevada Department of Transportation and/or Clark County.

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 59 – SDR – 12175

CONDITIONS – Continued:

15. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Tule Springs Road public right-of-way adjacent to this site prior to the issuance of any permits.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-12902 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ARCHITECT GERALD GARAPICH, AIA - OWNER: SILVER STATE BANK - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH) WITH WAIVERS TO ALLOW A DRIVE-THROUGH LESS THAN 330 FEET FROM A SINGLE-FAMILY RESIDENTIAL DWELLING, AN UNSCREENED DRIVE-THROUGH ALONG ADJACENT RIGHTS-OF-WAY, AND BUILDING PLACEMENT BEHIND THE FRONT SETBACK LINE on 0.63 acres at 7125 North Durango Drive (APN 125-20-117-005), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Letter of an abeyance request by Richard C. Gallegos

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 60 – SUP – 12902

MINUTES:

The applicant requested to hold Item 60 [SUP-12902] and Item 61 [SDR-12901] to the 6/8/2006 Planning Commission Meeting to work with staff and address their concerns. Staff recommended holding these items to the 6/22/2006 Planning Commission Meeting to allow adequate time to meet and work with the applicant.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-12901 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-12902 - PUBLIC HEARING - APPLICANT: ARCHITECT GERALD GARAPICH, AIA - OWNER: SILVER STATE BANK - Request for a Site Development Plan Review FOR A PROPOSED 2,367 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL (WITH DRIVE-THROUGH) WITH WAIVERS FROM TOWN CENTER BUILD-TO REQUIREMENTS, AND TO ALLOW A ONE-STORY BUILDING WITHIN THE UC-TC (URBAN CENTER MIXED USE-TOWN CENTER) DESIGNATION WHERE TWO-STORIES IS THE MINIMUM ALLOWED on 0.63 acres at 7125 North Durango Drive (APN 125-20-117-005), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Letter of an abeyance request by Richard C. Gallegos for Items 60 and 61 submitted under Item 60

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 61 – SDR – 12901

MINUTES:

The applicant requested to hold Item 60 [SUP-12902] and Item 61 [SDR-12901] to the 6/8/2006 Planning Commission Meeting to work with staff and address their concerns. Staff recommended holding these items to the 6/22/2006 Planning Commission Meeting to allow adequate time to meet and work with the applicant.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RQR-12716 - REQUIRED SIX MONTH REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: KENNETH A. AND DONLEE SIMKINS -
 Required Six Month Review of an approved Special Use Permit (U-0171-89), WHICH ALLOWED A 40-FOOT TALL, 12-FOOT BY 24-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1323 South Main Street (APN 162-03-110-088), C-M (Commercial/Industrial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 06/21/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. City Council Approval Letter for RQR-8821
5. City Council Approval Letter for RQR-4271
6. City Council Approval Letter for U-0171-89(3)

MOTION:

DAVENPORT – APPROVED subject to amended conditions – UNANIMOUS with TRUESEDELL abstaining as he owns property within the notice area

To be heard by the City Council on 6/21/2006

MINUTES:

CHAIRMAN TROWBRIDGE declared the Public Hearing open.

MARIO SUAREZ, Deputy Director of Planning and Development, explained the recommendation of denial is based upon non-conformance to the minimum separation requirements. An inspection was completed which reported the billboard had been properly

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 62 – RQR – 12716

MINUTES:

maintained but because the billboard does not have final building permits, MR. SUAREZ referenced a condition that the applicant obtain all building permits.

ROD CARTER, 2880 Meade Avenue, appeared on behalf of the applicant and informed the Commissioners that he ensures proper maintenance of all Clear Channel billboards. Because the billboard has been in existence since 1986, MR. CARTER stated he was unable to finalize the building permit and he requested that condition be deleted. MARGO WHEELER, Director of Planning and Development, responded that regardless of the Commissioners' discretion concerning the deletion of that condition, the building permit matter needs to be resolved.

CHAIRMAN TROWBRIDGE declared the Public Hearing closed.

(11:24 – 11:54)

4-1118

CONDITIONS:

Planning and Development

1. The applicant shall obtain building permits and call for final inspection by the Building and Planning Department within thirty (30) days of approval by the City Council.
2. This Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the Off-Premise Advertising (Billboard) Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign be removed.
3. All of the supporting structure shall be repainted, as required by the Planning and Development Department, within 30 days of final approval by the City of Las Vegas. Failure to perform the required painting may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
5. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
6. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 62 – RQR – 12716

CONDITIONS – Continued:

not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

7. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-12906 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: LUCKY CHAMP, INC. - Request for a Special Use Permit FOR A PROPOSED PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN AN EXISTING CONVENIENCE STORE on 0.52 acres at 1420 West Bonanza Road (APN 139-28-703-008), C-M (Commercial/Industrial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 06/21/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends this item be **WITHDRAWN WITHOUT PREJUDICE.**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted after final agenda – Request to withdraw without prejudice by Vinay Bawa

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 63 – SUP – 12906

MINUTES:

The applicant requested to withdraw without prejudice Item 63 [SUP-12906] as they have decided not to proceed.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-12936 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR, INC. - OWNER: U-HAUL REAL ESTATE COMPANY -
 Request for a Special Use Permit TO RAISE THE HEIGHT OF AN EXISTING OFF-PREMISE ADVERTISING (BILLBOARD) SIGN TO BE 30 FEET ABOVE THE HEIGHT OF THE U.S. 95 FREEWAY (OR 55 FEET) on a portion of 1.01 acres at 2021 West Bonanza Road (APNs 139-28-401-001 and 023), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 06/21/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the June 22, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

PLANNING COMMISSION MEETING OF MAY 25, 2006
Planning and Development Department
Item 64 – SUP – 12936

MINUTES:

The applicant requested to hold Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting in order to obtain additional information regarding the height of the adjacent highway.

(6:01 – 6:11)

1-54

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 25, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-12915 - VACATION - PUBLIC HEARING - APPLICANT/OWNER:
STRATOSPHERE LAND CORPORATION - Petition to Vacate West Philadelphia Avenue located between Fairfield Avenue and Commerce Street, and a portion of Commerce Street located between West Chicago Avenue and West Philadelphia Avenue, Ward 1 (Tarkanian).

SET DATE: 06/07/06

C.C.: 06/21/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **TABLED**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter

MOTION:

EVANS – Motion to accept the WITHDRAWAL WITHOUT PREJUDICE of Item 63 [SUP-12906]; TABLE Item 27 [VAR-12401], Item 29 [VAR-12689], Item 30 [SDR-12351] and Item 65 [VAC-12915]; HOLD IN ABEYANCE Item 37 [MOD-11449], Item 38 [VAR-13505], Item 39 [SUP-11444], Item 40 [SDR-10126] and Item 51 [VAR-12782] to the 6/8/2006 Planning Commission Meeting; Item 21 [GPA-12373], Item 22 [ZON-12377], Item 23 [SUP-12376], Item 60 [SUP-12902], Item 61 [SDR-12901] and Item 64 [SUP-12936] to the 6/22/2006 Planning Commission Meeting; and Item 6 [VAC-12884] and Item 50 [VAR-12769] to the 7/27/2006 Planning Commission Meeting – UNANIMOUS

MINUTES:

The applicant requested to table Item 65 [VAC-12915] in order to present it in conjunction with a site plan application.

(6:01 – 6:11)



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MAY 25, 2006

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

MARGO WHEELER, Director of Planning and Development, announced this to be the last meeting for GARY LEOBOLD, Planning and Development, because he plans to pursue a career in the private sector.

COMMISSIONER EVANS recognized MR. LEOBOLD for his competence, expressed pleasure in working with MR. LEOBOLD and wished him luck in his new endeavors. CHAIRMAN TROWBRIDGE concurred.

(11:59)
4-2282

MEETING ADJOURNED AT 12:00 A.M.

Respectfully submitted:

VICKY DARLING, ASSISTANT DEPUTY CITY CLERK

YDOLEENA YTURRALDE, DEPUTY CITY CLERK